NFDC Response to Inspector’s Note 7 (ID/16)

1. NFDC47 Habitats Regulations Assessment (HRA) of the Submission Document and Main Modifications

1.1 The Council confirms Table 3.2 is unchanged in its entirety from that previously submitted.

1.2 Representations received from Mr. Tillyer (215) and Mr. Penny (226) have drawn attention to an editing error that has remained unnoticed in tables 3.2 and 3.3 of the various HRA documents from an early stage in the HRA work, including the screening statement (BP41), as well as the HRA of the Submitted Plan (S12) and the revised HRA published in October 2013 (NFDC47). However, the Council can give the Inspector firm assurances that while the tables erroneously referred to the ‘Solent and Southampton Water SPA/Ramsar’, all assessment work regarding the HYD2 Cabot Drive site has been in relation to the New Forest SPA/SAC/Ramsar site. This is evidenced by the fact that in table 3.2 the ‘Relevant criteria’ score is 9, and not 8, which it would have been in relation to the Solent and Southampton Water SPA/Ramsar site. The ‘9’ score relates to the whole of the Cabot Drive site, and the site was given a score of ‘9’ because a very small part of the site, in the south west corner, lies within 400 metres of the New Forest SPA/SAC/Ramsar site (see map below). As discussed below, in hindsight, at Submission stage this scoring should have been revised in HRA table 3.2 to ‘8’, to take account of the policy wording that has been included in the submitted Plan (policy HYD2) to ensure that the part of the site developed for housing was over 400m from the New Forest SPA/SAC/Ramsar site. This correction is now included in the erratum referred to below.

1.3 The Council is issuing an erratum to documents S12 and NFDC47 to correct these editing errors. (The erratum will be document NFDC52, as attached). The only revision to the assessment that is needed is to reduce the relevant criteria score in table 3.2 down from ‘9’ to ‘8’ to take account of detailed policy wording for the HYD2 site. Other corrections are to correct editing errors.

1.4 Throughout the preparation of the Plan, the Council has had appropriate regard to the fact that a very small part of the HYD2 lies within 400 metres of the boundary of the
New Forest SPA/SAC/Ramsar site. The map below illustrates how little of the site is within 400m of the New Forest SPA/SAC/Ramsar site. The Council has had particular regard to this fact in considering how this site could be developed appropriately. Accordingly, policy HYD2 specifically states that residential development on the site should be located in the northern part of the site. This is to ensure that the housing on the site is located more than 400 metres away from the New Forest SPA/SAC/Ramsar site.

1.5 The Inspector refers to differences between the draft Sustainability Appraisal (BP40) and the submitted Plan Sustainability Appraisal (S11) for the assessment of the Cabot Drive site. There was an error in the draft SA (BP40), as it incorrectly stated the site was within 400m of the New Forest SPA/SAC/Ramsar site. This was corrected in the SA for the Submitted Plan. (An erratum to BP40 is included in NFDC52).

Map showing 400m distance from New Forest SPA/SAC/Ramsar site in the vicinity of the HYD2 site.

1.6 On the Inspector’s final point relating to this matter, the Council confirms that none of the above affects the mitigation requirements set out in the SPD.

2. MAR2 Land at Park’s Farm, Marchwood

2.1 The Council has granted temporary planning permission to enable Southampton Football Club to use the land at Park Farm Marchwood as part of its training facilities for a period of 5 years. This temporary use has been permitted on the understanding that it does not prejudice the implementation of emerging policy MAR2 during the plan period (i.e. before 2026). The five year permission expires in October 2018, leaving 7 years of the plan period for implementation of the housing allocation. This was acceptable to the Council.
2.2 It should also be noted that Southampton Football Club only applied for temporary 5 year use of the Park’s Farm site as an extension to the football club’s existing training facilities. As noted in the design and access statement, in paragraph 1.2, pre-application discussions made it clear that consideration could only be given to a temporary use of the land because of the conflict with the emerging policy to allocate the site for housing in the Local Plan Part 2. A temporary use was therefore acceptable to the Football Club. Information from the planning application is attached in Appendix A. In paragraph 2.4.1 of the planning application design and access statement, it states: “It has also been recognised that Park’s Farm will be earmarked as a site for a future residential development of up to 100 houses within the emerging Local Plan Part 2 – Policy MAR2. In accordance with advice received pre-application we are subsequently only applying for temporary consent to use the land at Park’s Farm for sports/recreation.”

2.3 Attention is drawn to para.3.1 of the planning application design and access statement, noting that once the temporary permission expires the land could ‘easily be converted for residential use in line with the emerging Local Plan’. With this assurance, the Council considered the temporary use was acceptable.

2.4 The Council does not consider that the agreed temporary use of the site has any implications for the Local Plan Part 2, or the Examination. The Plan remains ‘sound’, and there is no need to consider alternative sites in Marchwood for possible allocation in the event that this site does not come forward for development within the Plan period. The Inspector is reminded that there is no ‘strategic requirement’ in the Core Strategy to allocate additional land for housing in Marchwood, and this allocation is made under Core Strategy Policy CS12. However, the Council consider that the land at Park Farm has a reasonable prospect of coming forward for development under this policy during the plan period.

3. NFDC48 Infrastructure Delivery Plan September 2013

3.1 Yes, there were errors in the IDP. The errors identified by the Inspector will be corrected, and included in the errata published as NFDC52, and as an addendum to the IDP.

4. European sites – Mitigation Strategy

4.1 The Council is doing some further work in response to the comments made on policy DM2b and on the draft mitigation strategy by Natural England and other key stakeholders. It is preparing additional information on the mitigation projects along the lines suggested by Natural England on page 3 of their letter of 15th November (Rep. 9404). In the time available it will also try to produce a couple of worked examples of types of mitigation projects.

4.2 The Council will not be preparing an amended draft Mitigation Strategy SPD before the Hearing sessions. The draft Mitigation Strategy was published to set out how proposed policy DM2b would be implemented, and assist with the Examination regarding the delivery of policy DM2b proposals. Following the public consultation on the draft document, the Council continues to progress work on the Mitigation Strategy. The SPD will require significant further work in relation to the proposed mitigation projects before the document is adopted.
NFDC 51: Appendix A:
Information regarding temporary use of land at Park’s Farm Marchwood for a football training ground.
NEW FOREST DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

Mr Justin Nicholson
Radley House Partnership
Radley House
8 St Cross Road
Winchester
Hampshire
SO23 9HX

Application Number: 13/10844

Applicant: DMWSL610 Limited
Date of Application: 05 July 2013

THE NEW FOREST DISTRICT COUNCIL as the Local Planning Authority GRANTS PLANNING PERMISSION for the following development:

Development: Use of land as football training ground (Use Class D2) for temporary period of 5 years; formation of 5 pitches and training dome

Site Address: Parks Farm, Long Lane, Marchwood SO40 4WR

Subject to the following Conditions:

1. The use shall cease on or before 9th October 2018 and the land restored to a condition which has first been agreed by the Local Planning Authority.
   Reason: Permanent consent for the form of development proposed would be contrary to the provisions of Policy MAR2 of the Local Plan Part 2 (Sites and Development Management), which allocates the site for residential development

2. The development permitted shall be carried out in accordance with the following approved drawing numbers: 5890 E01, Section A-A (only) on 5890 L01 and amended drawing number 5890 D01 Rev B.
   Reason: To ensure satisfactory provision of the development.

3. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydro logical and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
Those details shall include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site and to ensure that the drainage arrangements are appropriate in line with the aims of the National Planning Policy Framework (NPPF) and policy CS6 of the Core Strategy of the New Forest District Local outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

4. Notwithstanding any indication on the submitted drawings and before development commences, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:
   (a) the existing trees and shrubs which have been agreed to be retained;
   (b) a specification for new planting (species, size, spacing and location);
   (c) areas for hard surfacing and the materials to be used;
   (d) other means of enclosure;
   (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details. The approved details shall be completed before the development hereby approved first comes in to use.

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

5. Prior to the development commencing, a scheme shall be submitted in writing and approved by the Local Planning Authority which specifies the details of the construction of the proposed 2.5 metre high acoustic fence between the proposed car park and Marchwood Cottage. The acoustic fence shall be constructed before the approved use commences and maintained in accordance with the approved scheme.

Reason: To safeguard the visual amenities of the area/the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

6. Prior to the development commencing, a scheme to control light spillage shall be submitted for approval to the Local Planning Authority. The scheme shall not exceed the obtrusive light limitations for Environmental Zone E2 as stated in the
‘Institution of Lighting Engineers’ Guidance Notes for the Reduction of Obtrusive Light’ 2005. The scheme shall be implemented and permanently maintained in accordance with the details approved.

Reason: To safeguard the visual amenities of the area / the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

7. Ground maintenance (such as grass cutting etc.) shall only be permitted between 09:00–1800 Monday to Friday 0900–1300 Saturdays. No such activity shall take place on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

8. Prior to commencement of works (including site clearance and any other preparatory works) a scheme for the protection of trees in accordance with BS5837:2012 - Trees in relation to design, demolition and construction shall be submitted to the Local Planning Authority for approval. Once approved, the scheme shall be implemented and at least 3 working days notice shall be given to the Local Planning Authority that it has been installed.

Information is required on the:

1. Location of site compound and mixing areas,
2. Routes of underground services,
3. Tree work specification,
4. Position of tree protective fencing/ground protection.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and avoidance of damage during the construction phase in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DW-E8 of the New Forest District Local Plan First Alteration.

9. Details of the means of access, shown in principle on drawing number 020.0101.100 Rev P3, including the layout, construction and sightlines, shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development hereby approved is occupied.

Reason: To ensure a satisfactory means of accessed to the highway, in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

10. No development hereby permitted shall be commenced until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall include a detailed strategy for traffic management throughout the construction phase of development which shall include Construction Vehicle Routeing including signage, site parking for contractor’s vehicles, provisions to be made for delivery and construction vehicle turning on site, hours of deliveries, a Construction Phase
Travel Plan, and measures to ensure that mud and debris is not deposited on the public highway, or other local roads. Once approved the Construction Traffic Management Plan and Construction Phase Travel Plan shall be implemented in accordance with the agreed details.

Reason: In the interests of highway safety and to reduce the traffic impact of the development in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

11. Prior to the development commencing, a scheme shall be submitted in writing and approved by the Local Planning Authority which includes:

i) the details of the plant and equipment proposed to maintain the dome in an inflated state;

ii) the manufacturer’s specification of noise output of the plant and equipment and any external air ducts on the dome;

iii) the background (LA90) level for the hours the plant and equipment is operating in accordance with BS4142:1997; and

iv) a BS4142:1997 assessment in relation to the nearest noise sensitive premises for the hours the plant and equipment is operating.

The plant and equipment shall be operated and maintained in accordance with the above scheme.

For information, the Noise Rating Level emitted from the plant and equipment and any air ducts connected with the inflation of the dome, should be at least 10dB below the existing background (LA90) level at the boundary of the nearest noise sensitive premises between the hours of 07:00 to 23:00 and should not exceed the existing background (LA90) level at the boundary of the nearest noise sensitive premises between the hours of 23:00 hours and 07:00.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

12. Prior to development commencing on site, details of further ecological survey results and associated proposals for mitigation/compensation shall be submitted to, and agreed in writing by, the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason: In the interests of the ecology of the area and in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

13. The use of the U9/U10 mini-soccer pitch immediately to the south-east of Marchwood Cottage shall be limited to 10:00 to 17:00 on any day.

Reason: To safeguard the residential amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.
14. Prior to the development commencing, details of the colour and finish of the training dome shall be submitted to and approved in writing by the Local Planning Authority. The dome shall be constructed in accordance with the details hereby approved.

Relevant: To safeguard the visual amenities of the area in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park

Notes to applicant

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.

2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, Orders or Regulations made under such Acts.

3. If this permission leads to the creation of any new properties you should contact Mrs Sally Dobson in the Council’s Address Management Section on 023 8028 5588 or e-mail address.management@nfdc.gov.uk regarding the addressing of the development.

4. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case and following submission of amended plans to address the initial concerns of officers, consultees and notified parties, the application is considered acceptable as amended and no specific further actions are required.

5. The Council’s Drainage Section advise that the developer must contact Hampshire County Council if it is intended to pipe, culvert or alter any part of a ditch or watercourse. Generally the presumption is against piping of watercourses except in locations where there is no alternative such as access crossings.

6. With regard to the tree protection condition applied, the protective fencing shall be as specified in Chapter 6 and detailed in figures 2 or 3 of BS5837:2012 unless otherwise agreed in writing with the Local Planning Authority.

Date: 24 October 2013
C J Elliott
Head of Planning and Transportation
Appletree Court
Beaulieu Road
Lyndhurst
Hampshire
SO43 7PA
THE SUSTAINABLE FUTURE OF SOUTHAMPTON FOOTBALL CLUB

PROPOSALS TO EXTEND THE STAPLEWOOD TRAINING GROUND AT PARK'S FARM

PLANNING APPLICATION DESIGN & ACCESS STATEMENT

JULY 2013

RADLEY HOUSE PARTNERSHIP
Chartered Architects, Surveyors & Design Consultants
SOUTHAMPTON FOOTBALL CLUB - STAPLEWOOD TRAINING GROUND
PARK'S FARM EXTENSION

DESIGN AND ACCESS STATEMENT

CONTENTS

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1.0 INTRODUCTION

1.1 Purpose of this Statement
This statement has been prepared in support of a full planning application submitted to New Forest District Council by the Radley House Partnership, for the temporary 5 year use of the Parks' Farm site as an extension to Southampton Football Club's existing training facilities at their Staplewood Training Ground, Marchwood, Southampton, and includes the following:

- The instillation of 6 new training pitches of varying sizes, including two 3G artificial pitches,
- The instillation of a temporary inflatable structure over one of the artificial pitches,
- The instillation of limited floodlighting,
- New hard and soft landscaping,
- Additional car parking

The proposals, although large in scale, are modest in terms of their impact on the surrounding area. Therefore, this statement focuses on the key issues of appearance, landscaping, the impact on local ecology and access matters. It is to be read in conjunction with the Radley House Partnership drawings 5890/L01, D01, D02 and the reports outlined below:

- A - Arboricultural Assessment (Barrell Tree Consultancy)
- B - Ecology Survey (ECOSA Ltd)
- C - Transport Statement (Paul Basham Associates)

1.2 Pre-application discussions
The submitted application has evolved as the result of informal pre-application discussion with the Planning Officer – Richard Natt. The principle of sport/recreational use for new training pitches and indoor training dome was discussed; the issues raised, most notably the loss of a site designated for housing within the emerging Local Plan have been addressed by way of an application for temporary use only.

Prior to previous applications in 2011 and 2012 for development at the football club's Staplewood facilities, local residents and councillors were invited to an exhibition of plans, held at St Mary's Stadium on 02 November 2010. Feedback was generally supportive and most comments mainly related to overspill parking in Long Lane from academy and reserve team matches held at the grounds.

As the proposals for an extension to the training grounds at Park's Farm incorporate further on-site parking additional pre-application public consultation has not been deemed necessary. However, that said, the club will of course bear in mind any response made during the determination process of this application, should any concerns arise.

1.4 Background
A scheme for new facilities at the Staplewood Training Ground was first submitted in 2009 and has continued to evolve through a revised application for the Football Development and Support Centre (FDSC) pavilion in 2011 and application for improvements to its academy facilities in 2012, as requirements have changed and site opportunities become apparent.

As with the previous planning applications there are no plans to recruit additional staff (which remains circa 90), or increase the number of footballers (professional or academy). The purpose of the scheme is merely to provide enlarged and improved facilities for the clubs youth academy and pre-academy.

Therefore it is important to emphasise that these proposals will not change the way the training ground operates.

5890 SFC, Staplewood Training Ground, Marchwood – Design and Access Statement
Radley House Partnership

July 2013
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2.0 CONTEXT

2.1 Location

The site is located to the west side of Marchwood village on former agricultural land at Park's Farm. This land is immediately adjacent to Southampton Football Club's existing Staplewood Training Ground to the north east, with frontages on to Long Lane, Twiggs Lane and the A326.

The overall site covers approximately 6.6 hectares and consists of 4 fields.

Marchwood itself is situated in the Totton and the Waterside area of New Forest District Council's Local Plan, between the New Forest National Park and Southampton Water. Both the Staplewood Training Grounds and the Park's Farm site are situated on a narrow band of land classified as 'countryside' in the Local Plan. To the south and west of this land are areas of protected woodland designated as Sites of Importance for Nature Conservation (SINC). Beyond these, to the west, lies the New Forest National Park, which shares a boundary with the A326.

2.2 Site Description

The site itself consists of four empty fields of improved grassland, currently left fallow and demarcated by hawthorn/blackthorn hedgerow interspersed by occasional trees - part of the original field system. Save for the north west boundary with the Staplewood Training Ground the site is bordered on all sides by a mixture of hedging and mature trees, part of which makes up the SINC areas to the south east and south west. This planting restricts views into and out of the site. The hedgerow and all surrounding mature trees are documented in the ecology survey and arboricultural assessment.

There are no buildings on the site itself, although a small single storey static home (Marchwood Cottage) is sited on a small patch of land that projects into the largest field to the north east.

Access to the site is via the existing entrance from Long Lane at the northern most corner. This is currently in use as a site entrance and compound for construction works to the Staplewood Training Ground, which is ongoing.
2.3 Photo Context and Analysis

Panoramic view of the largest field looking south from the main site entrance. The contractors site compound for the works at Staplewood can be seen on the far right and Marchwood Cottage to the far left.

General internal site views showing typical sections of Hawthorn/Blackthorn hedgerow that make up the internal field system.

View looking north west down Long Lane towards the site entrance, showing the typical mixture of boundary hedging and trees that screen the site from neighbouring properties.

Internal site view looking west at the SINC between the north west site boundary and the A326.
2.4 Planning Context

2.4.1 New Forest District Council Local Plan

In terms of local planning context, the site is currently subject to one specific saved policy from the New Forest District Local Plan First Alteration (August 2005). This policy, MA-7, relates to improvements to the road junction between Twiggs Lane and A326, and will be adopted into the Local Plan Part 2 as Policy MAR.8.1. To accommodate any future improvement works to this junction and to avoid impact on the SiNC, no development is planned for the southern most corner of the site.

It has also been recognised that Park's Farm will be earmarked as a site for a future residential development of up to 100 houses, within the emerging Local Plan Part 2 - Policy MAR2. In accordance with advice received pre-application we are subsequently only applying for temporary consent to use the land at Park's Farm for sports/recreation.

2.4.2 Core Strategy Policies

Further to the specific local policies, and in accordance with New Forest District Council's Core Strategy (Local Plan Part 1) and core principles of the National Planning Policy Framework, care has been taken to ensure that the proposals are sustainable and do not have a negative impact on local ecology or bio-diversity. To this end, please refer to the ecology survey and arboricultural assessment.

2.5 Evaluation

Opportunities
- Provide a sustainable extension to the training facilities of Staplewood, which will enable the football club to remain competitive
- Allow for continued investment in youth development
- Provide further on site parking to relieve pressure on local roads
- Enhance local ecology and bio-diversity

Constraints
- Limitations on the use of the site (temporary licence)
- Ensuring there is no adverse impact upon local ecology or bio-diversity
- Ensuring there is no conflict between the training pitches and the adjoining residential areas.

Design Principles
- Enhance local ecology and bio-diversity
- Minimise built form generally, and ensure that any new structures are temporary or have a light footprint
- Only remove site vegetation and features that are deemed to have low ecological value
- Design and layout to be lead by access and landscaping requirements
3.0 DESIGN PROPOSALS

3.1 Use

The existing land use would be changed (all but for a temporary, fixed, period) to Assembly & Leisure (D2 - which includes outdoor sports and recreation) matching the land use of the Staplewood Facility, to which it will directly relate. Once the temporary permission expires the land could easily be converted for residential use in line with the emerging Local Plan, due to the low impact of the proposals. The land will remain clean and uncontaminated.

This additional land will allow the club to attain the additional training pitches it needs for use by the youth and pre-academies, and will prevent development of a secondary ‘satellite’ facility elsewhere.

3.2 Quantity

The academies will require the following training surfaces:

2 No. 60x40 yard grass pitches (FA Mini-Soccer U9/U10) with FA standard technical and runoff areas - 5757sqm
1 No. 90x55 yard grass pitch (FA Youth U13/14) with FA standard technical and runoff areas - 5425sqm
2 No. 3/4 size 3rd generation (3G) artificial pitches with FA standard technical and runoff areas - 9646sqm
1 No. 110x70 yard grass pitch (FA over 18) with FA standard technical and runoff areas - 8015sqm

The total area required by the pitches will be 28,843sqm (2.9ha), or approximately 44% of the total site area, all of which will be re-graded to provide level, free draining surfaces in accordance with current FA guidance.

3.3 Site Layout

The layout of the pitches are arranged around a double axis with a formal piazza at its centre. This piazza is the focal point of the scheme and will act as a meeting and general congregation area at the centre of the site. The two smaller U9/U10 grass pitches are located together at the top of the site, against the north east boundary, where they are directly accessible from the car park and pre-academy. In the centre, either side of the piazza, are the larger U13/U14 grass pitch and the academy training dome over one of the 3/4 sized artificial pitches. At the bottom of the site against the south west boundary are the full sized (over 18) grass pitch and the second 3/4 size artificial pitch. It is proposed that these pitches will be floodlit and are therefore positioned as far away from the surrounding residential properties as is possible.

All the pitches are connected by a network of formal paths and hedging, which are linked through to the Staplewood Training Ground.

The entry point to the site will remain as existing, off Long Lane, where a new access road will follow the line of the existing hedge and terminate in a turning and parking bay suitable for coaches and fire appliances. The additional car parking will be located at the northern most corner of the site next to the entrance. Please refer to the transport statement for details.

Between the car park and U9/U10 pitches a green buffer planted with trees provides screening and breathing space for Marchwood Cottage

At the opposite side of the U9/U10 pitches will be a second green buffer containing a landscaped irrigation reservoir to provide a sustainable water source for clubs irrigation needs.
3.4 Building Scale, Mass and Appearance

There will be no permanent building constructed on the Park’s Farm site. However, it is proposed that a temporary inflatable structure be installed around the central 3G artificial pitch.

The structure replaces the former indoor training dome on the Staplewood site and will be an inflatable double skin cable dome supplied by Covair. This consists of a white polyester fabric membrane coated with PVC on both sides, strengthened by a network of steel cables and inflated by a continuous running fan. Entry to the structure is via a revolving door at each end. This type of structure requires minimal foundations and can be removed and reassembled elsewhere if required. Please refer to drawing 5890/D02 for layout and elevation details.

The dome will be sized to cover the pitch and its technical/runoff zones, and will rise by approximately 13m. The mass of this structure will be partially concealed by reducing the ground level locally, sinking the dome by around 2m. Formal tree planting along its north east elevation will then soften the structure when viewed from the entrance. Views from outside the site will be obscured by the existing boundary trees and new internal hedges, trees and grass banks.

The other temporary structure will be the security lodge at the site entrance. This will be a lightweight timber clad structure identical to the security lodge for the Staplewood site, as per the approved 2011 scheme.
3.5 Sustainability

3.5.1 Building Fabric

The training dome will only be in occasional use as dictated by the weather. The standard installation comes supplied with its own internal lighting and heating systems to suit the size and purpose of the dome. A layer of 10mm translucent polyurethane insulation covering the outer surface main membrane is included to provide an efficient thermal barrier to retain heat and conserve energy.

3.5.1 Ecology & Bio-diversity

A desktop study and extended Phase 1 ecological survey has been undertaken by ECOSA and concluded that overall the site is of 'medium' ecological value.

An arboricultural assessment has also been prepared and did not reveal any significant issues with the proposals.

In response to the findings of the ecological survey it is proposed that the central improved grassland and associated hedgerow will be largely removed to make way for the training pitches, but the boundary vegetation will remain unaffected.

The improved grassland has been declared 'species-poor' and of negligible ecological value. The associated hawthorn/blackthorn hedgerow was assessed to have slightly higher value, although it is still considered to be 'species-poor'. Any loss of habitat that does occur due to the removal of the hedgerow will be offset by new planting elsewhere to help strengthen bio-diversity.

To this end, and in accordance with the recommendations of the Phase 1 ecological survey, a 2 - 3m wide buffer strip will be maintained between the existing boundary vegetation and new hedge planting. These buffer strips will be left as unmanaged grassland replicating the rough grassland at the bases of the hedgerow, providing additional habitat for invertebrates and reptiles.

Log piles created from site clearance will be positioned in these buffer zones to improve the quality of habitat for saprophytic invertebrates.

Two sections of the most species diverse hedgerow will also be 'translocated' to the north west and south east areas of the site.

A further Phase 2 survey will be carried out to assess the site for the presence or absence of foraging/commuting bats, dormice and reptiles. If found, any dormice or reptiles will be re-homed on a suitable undeveloped part of the site or elsewhere, under licence. In general the removal of any trees and hedgerow will be timed to reduce impact on nesting birds and bats (if found).

Overall a thorough landscaping strategy, making use of native species, has been developed to help bio-diversity and soften the impact of development (see 3.6 below).
3.5.1 Drainage

The club is actively investigating the potential for SuDs to accommodate surface water run off from non permeable surfaces, such as the access road, car park and training dome. Excess run-off will possibly be diverted to the proposed irrigation reservoir, this is subject to evaluation and testing. In addition much of the new paved areas will be semi-permeable.

No foul waste will be generated by this development.

The flood risk assessment conducted for the previous 2012 application showed the application site to be in Flood Zone 1 and not likely to affect run-off and risk of flooding elsewhere. Given that the Park’s Farm site will only be partially developed, plus the clubs overall pursuit of SuDs, a more detailed report has not been considered necessary.

3.5.1 Waste

In terms of the site, all of the excavated material removed for the pitch installations would be re-distributed over the site to avoid additional construction traffic. It will then be used to create grassed earth bunds providing screening.

Little waste will be generated by the development while in use, therefore on-site waste storage will be accommodated within the existing Staplewood facility.

3.6 Landscaping

3.6.1 Soft Landscaping

New hedge and tree planting surrounding the pitches will be formal to help define areas and provide additional screening where required. Areas of low level planting between will soften the formality, add colour and attract pollen feeding insects, which will help local bio-diversity in general.

Grassed bunds between the pitches make use of excavated soil as previously mentioned and provide additional screening and areas for spectator seating, if required.

The southern end of the site behind the grassed bunds and ‘translocated’ hedgerow will receive some additional tree planting but will generally be left as unmanaged grassland creating a soft backdrop and buffer to the SINC. This area will be connected to the boundary buffer zones.

The green buffers surrounding Marchwood Cottage and the irrigation reservoir will also receive informal tree planting to strengthen the existing wooded boundaries. Low level planting surrounding the reservoir will be of suitable marginal and aquatic species, which will help soften its banks and provide additional habitat for local wildlife.

The north east and south west boundaries will be strengthened with new hedging to provide additional privacy and screening.

3.6.2 Hard Landscaping

The main access road, access pathway and car park will be laid in tarmac for vehicular access, and to be consistent with the Staplewood facility the remaining pathways will be laid in a semi permeable bonded gravel. The steps and surface of the piazza will be more formal and laid in stone paving slabs to a specific pattern.

3.6.3 Training surfaces

As mentioned elsewhere in this report there will be two types of training surface; natural grass and artificial grass. This combination will allow the club’s academies to train outdoors in all weathers and seasons.

The artificial pitches will be the latest, third generation of artificial football turf (3G FTP). The outdoor pitch is required to be fenced and floodlit (see below).
The grass specification and substructure to all surfaces will be in accordance with FA guidance.

3.6.4 Lighting

The floodlighting scheme for the full sized grass pitch and 3G artificial pitch will also be carried out in accordance with FA guidance and will require a full technical report to establish the most efficient configuration. These floodlights are necessary for improving the economic sustainability of the artificial pitch and will enable the club to continue its training activities during the winter months. Due to the floodlit pitches distance from residential properties and amount of landscape screening between, light spill and overall impact upon adjoining residential areas is considered minimal, however a copy of the technical report can be forwarded for consideration if desired.

3.7 Accessibility

Overall the site is relatively level with only a shallow rise across its width from the main entrance to the south west boundary (approximately 3m over 230m). This means that all areas of the site are easily accessible. Internal path widths are generous with the majority being 1.8m and none narrower than 1.5m. Paths accessible for maintenance vehicles are a minimum 3m wide and the main access road is a minimum 6m wide and designed to be suitable for coaches and fire appliances (please refer to the transport note for details). All crossing points will have drop kerbs and tactile paving.

As the training dome is set down it will be the only part of the site accessed via steps, however as this structure is temporary and only to be used by professional athletes this is not thought to be a problem.

Rest facilities are provided within the pre-academy building, terracing and main FDSC pavilion, which are currently under construction and will be directly accessible via level footpaths from the Parks' Farm site.

The main entrance to the site will be controlled by a manned security lodge with movable security barrier to prevent unwanted access. The secondary pedestrian entrance onto Twiggs Lane will be locked and gated for occasional use only.